



4 Arthur Street
York, YO10 3EL
£250,000

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Situated just off Lawrence Street on the edge of York city centre, this well-presented two-bedroom mid-terrace home offers spacious accommodation within easy reach of a wide range of local amenities, shops, cafes and transport links.

Entered via a welcoming hallway, the property opens into a quaint lounge featuring a charming fireplace, creating a cosy living space. To the rear is a bright & airy dining room with attractive wooden flooring and a further ornate fireplace, ideal for entertaining or everyday living. The well presented kitchen is fitted with a range of wall and base units providing ample storage and workspace. Moreover, the ground floor bathroom comprises a three-piece suite including WC, hand basin and bath with shower over.

To the first floor are two tastefully decorated and generously sized double bedrooms, both benefitting from fitted storage. Externally, the property enjoys a private rear courtyard, offering a low-maintenance outdoor space perfect for relaxing or dining outside.

An excellent opportunity for first-time buyers, investors or those seeking convenient city living close to the heart of York.

Entrance Hallway

Lounge

10'10 x 9'9 (3.30m x 2.97m)

Dining Room

11'1 x 10'10 (3.38m x 3.30m)

Kitchen

8'8 x 6'7 (2.64m x 2.01m)

Bathroom

7'8 x 6'8 (2.34m x 2.03m)

First Floor Landing





Master Bedroom
14'1 x 10'10 (4.29m x 3.30m)

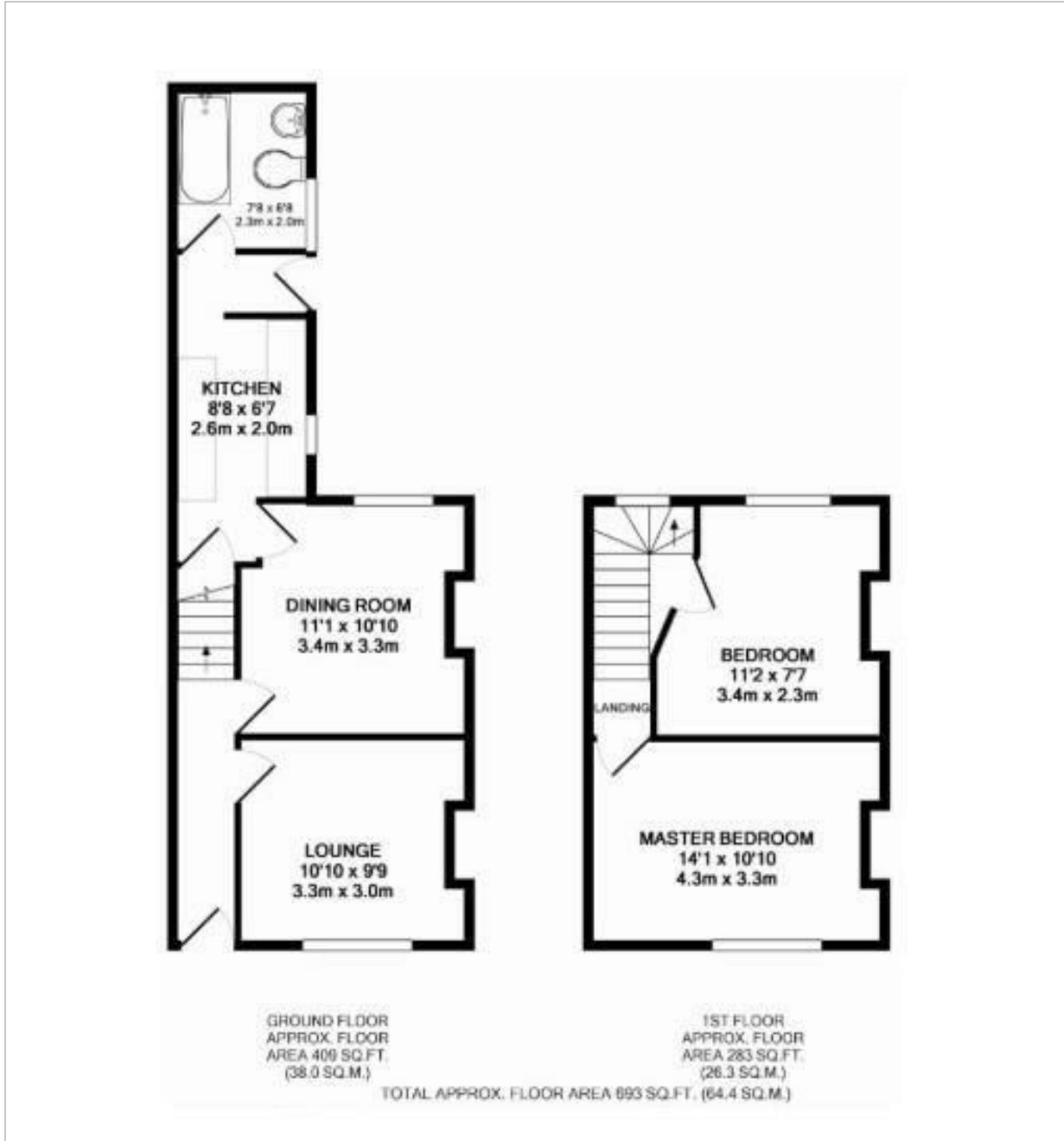
Bedroom
11'2 x 7'7 (3.40m x 2.31m)

Agents Note

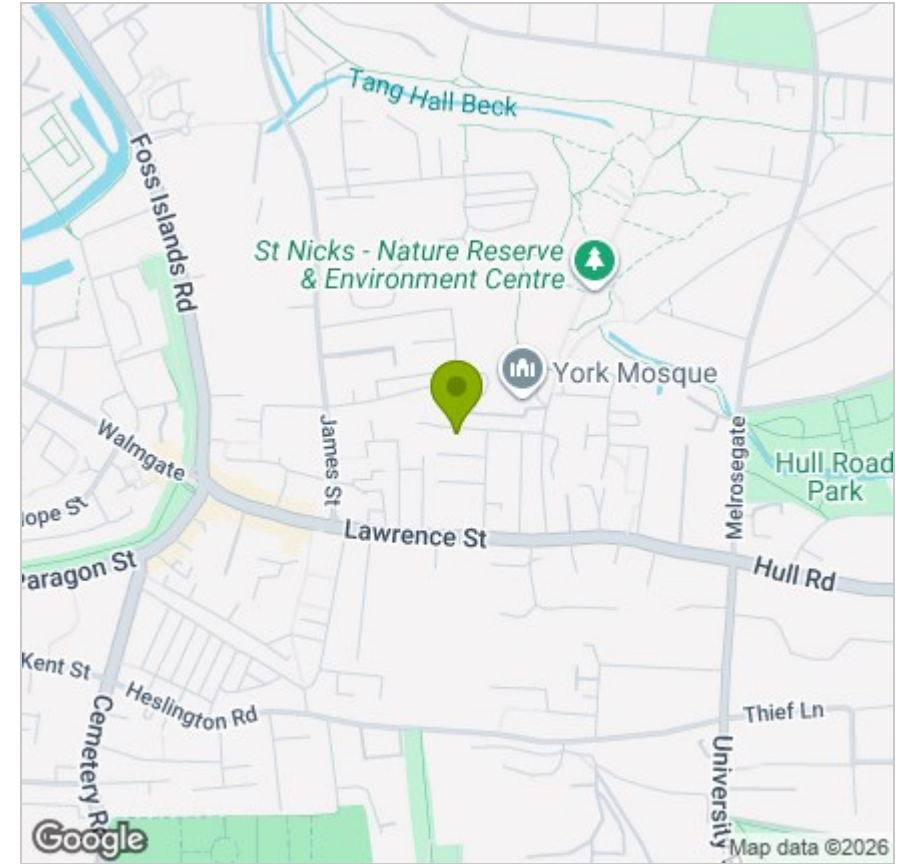
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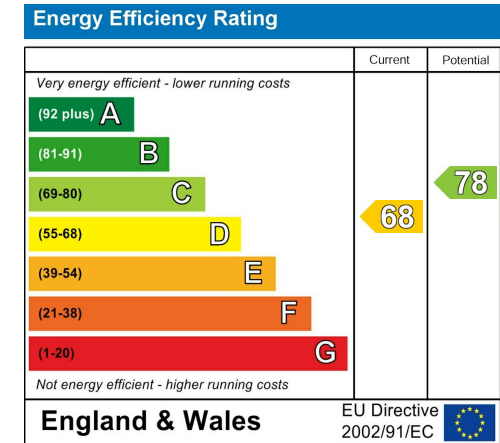
FLOOR PLAN



LOCATION



EPC



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